

# MORGAN H LEWIS



**Asking Price £379,995**

**Eskdale Avenue , Wigan WN1 2HA**

- \*Impressive extended detached house
- \*Desirable cul de sac off Mesnes Road
- \*Fantastic quality and presentation
- \*Four good sized bedrooms master with en-suite dressing room and shower room
- \*Generous through lounge

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A rare opportunity to purchase an extended detached house situated at the head of a desirable cul de sac. Eskdale Avenue is situated off Danesway close to Mesnes Road in the heart of Swinley and within walking distance of Mesnes Park, the Town Centre and trains to Liverpool and Manchester.

The property offers fantastic accommodation which is beautifully presented and ready to enjoy without further expense. There is central heating and double glazing and the accommodation briefly comprises, to the ground floor, large open porch, impressive reception hall with solid wood flooring, generous through lounge with open fire, window to front and french doors leading to rear gardens. The dining room intercommunicates with the kitchen creating an impressive family space, the kitchen is fitted with quality units and there is a Travertine stone tiled floor. Part of the integral garage has been partitioned to provide a useful utility room. Leading off the dining kitchen there is a lovely conservatory which enjoys views of the gardens.

To the first floor there are four good sized bedrooms, the master suite is particularly impressive with a vaulted ceiling, en-suite dressing room with arched window and fitted wardrobes and an en-suite shower room with shower enclosure and Travertine stone tiled floor. The family bathroom has been re-fitted with a quality suite and Karndean flooring. To the outside the property occupies a good sized plot with mature gardens to the front, side and rear there is timber bar which enjoys the afternoon sun, perfect for entertaining. To the front there is driveway parking and the front half of the garage is perfect for storage.

Detached houses of this quality are rarely available in Swinley and viewings are recommended to appreciate both the location and the impressive accommodation.

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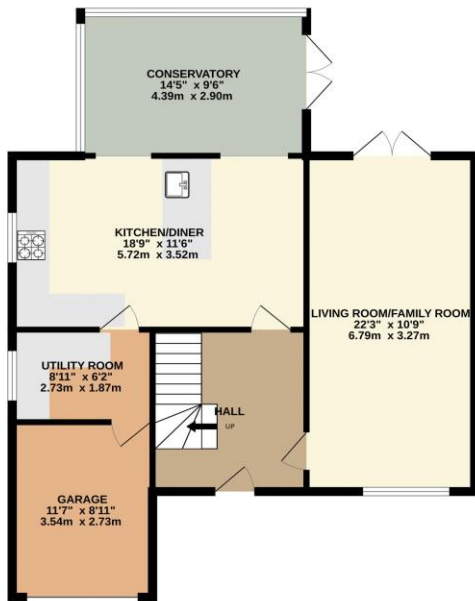


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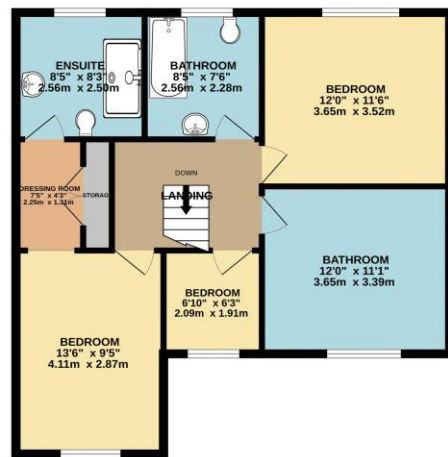


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GROUND FLOOR  
857 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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